

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Veronica Cutting/Victoria Corner

Case #: 114-R-02

Date: 10/8/02

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. Plan sheet P-1 indicates City street (N.E. 9 Street) to be 14 ft. wide. The pavement width measures 20 ft. with a 1/8 inch/ft. scale as referenced. Correct the plan to show the correct width or remove the note.
3. Please add a five (5) foot wide public sidewalk around the perimeter of this site within the owner's outermost five (5) feet of property since the ROW is only 40 ft. wide.
4. Provide engineer's water and sewer plan to review service and meter sizes to each unit.
5. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Veronica Cutting/Victoria Corner

Case #: 114-R-02

Date: 10/8/02

Comments:

1. Show location of fire main, hydrant and provide flow test
2. Fire sprinkler system required at permit per 903.8.2 FBC.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Veronica Cutting/Victoria Corner

Case #: 114-R-02

Date: 10/8/02

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Veronica Cutting/Victoria Corner

Case #: 114-R-02

Date: 10/8/02

Comments:

1. Correct the labeling and drafting errors on the plan. (Why is a hedge labeled as coconuts?)
2. Indicate any utilities (such as overhead powerlines) that would affect proposed planting.
3. Show all existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply.

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Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Veronica Cutting/Victoria Corner

Case #: 114-R-02

Date: 10/8/02

Request: Site Plan Level II review for 5 townhouse units/RMM-25

Comments:

1. Sidewalks are required along NE 16 Avenue and NE 9 Street in accordance with ULDR Sec. 47-18.33.B.10. Revise plans to include sidewalks that are a minimum of five feet in width.
2. List number of proposed units and proposed type of units (townhouse) in site data table.
3. Consider providing three additional Live Oaks on NE 9 Street as is proposed for NE 16 Avenue.
4. On Sheet A-4, label elevations north, south, east and west.
5. Ensure that no portion of the building above twenty-two feet encroaches into the prescribed 45 degree angle (side yards only).
6. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille

Project Name: Veronica Cutting/Victoria Corner

Case #: 114-R-02

Date: 10/8/02

Comments:

1. All town homes should be equipped with an alarm system that includes perimeter protection as well as glass-breaking sensors.
2. All first floor glass should be impact- resistant.
3. The alcove that houses the front entries for units 1601 and 1605 should be well lit. for the protection of the residents.
4. Will there be any perimeter fencing or gating to control access to the complex?
5. It appears that unit 904 will not have a garage, but a garage is included in the square footage calculations.

Please submit comments in writing prior to DRC sign off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Veronica Cutting/Victoria Corner

Case #: 114-R-02

Date: 10/8/02

Comments:

1. Discuss provisions for a five (5) foot sidewalk along the front and corner property lines with Engineering representative.
2. Demonstrate compliance with section 47-18.33.B.3, A minimum of twenty-five (25%) of the front façade shall setback an additional five (5) foot setback from the rest of the front façade.
3. Provide a table indicating an average of two thousand (2,000) square feet per dwelling unit.
4. Delineate and dimension awnings and balconies on the site plan and elevation plans.
5. Building height from grade required on plan as per definition in section 47-2.
6. Indicate handrail on roof deck plan and dimension setback.
7. Additional comments may be forthcoming at DRC meeting.